



ALVIN ECONOMIC DEVELOPMENT

Alvin...The Best Location for Your Business Interest

Economic Newsletter

1st Quarter

March 2019

Alvin prides itself on its great quality of place that has much to offer in recreation and entertainment. Our Parks and Recreation programs include something for all ages. Art & fitness programs, adult kickball, food truck frenzy, and farmer's market days are just a few offerings this time of year. Our civic clubs and foundations put on many community-wide events like Frontier Day, Men Who Cook, and Alvin Music Festival, just to name a few. Walking trails, beautiful old oak trees, and quiet places for relaxation and enjoyment are all around. So, whether day or night, you will find fun throughout our 13 parks where family and friends gather.

2018 Development: Year in Review

2018 was another great year for the City of Alvin, as steady, controllable growth continued. Over the last year, the City issued 31 new commercial permits, with a total value of just under \$34 million in developer invest-



A picture of Westover Plaza, taken on February 27, 2019. From left to right, Mr. Sombrero Mexican Restaurant, Goodfellas Barber Shop, Izzy's Vapors and Red Oak Café (not pictured is America's Home Place).

ments. Perhaps the most noticeable of these new developments would be Westover Plaza, located at 1200 N. Bypass 35. The new retail center offers a variety of options, including Red Oak Café, Mr. Sombrero's Mexican Restaurant, America's Home Place custom homebuilders, Izzy's Vapors and Goodfellas Barber Shop, all of which are already open to the public. Westover Plaza will also soon be home to TJ Reed's, a gourmet hamburger restaurant. While Westover Plaza is easily recognizable from Bypass 35, Alvin continues to support entrepreneurial endeavors, such as Scot Bryant Insurance Agency and Rocket Boom Coffee, both located in downtown Alvin. We are excited to welcome these new businesses to Alvin, and are just as excited to see the existing businesses flourish. Throughout the year, the City issued 40 permits for commercial additions and/or remodels, for a total value of just under \$7 million. Nearly half

(See **Growth** on Page 2)

Development Facts Calendar Year 2018 (Jan 01, 2018 - Dec 31, 2018)

Building Permits & Values

New Commercial
Permits
\$33.9 Million

New Residential
Permits
\$22.0 Million

Commercial Remodels/Additions
Permits
\$6.96 Million

Current Home Builders in Alvin

Brighton - Forest Heights
Brighton - Mustang
Crossing
Brighton - Kendall Lakes
D. R. Horton - Kendall Lakes
Saratoga Homes - Kendall Lakes
Brighton - Midtown Park
K. Hovnanian—Sunset Ranch

Development Highlights Fiscal Year 2018

77 Planning Development
Meetings

131 New Housing Permits Issued

Kendall Lakes - 40 Completed
Forest Heights - 28 Completed

Alvin's Largest Employers

Alvin ISD
Empereon
Alvin Community College
Wal-Mart
Ascend Performance Materials
INEOS Olefins & Polymers
RiceTec
Ron Carter Automotive
TEAM, Inc.

2018 Development: Year in Review

Growth

Continued from Page 1



TEAM Industrial Services, located at 200 Hermann Drive, following \$3.1 million in facility enhancements.

of that total was invested by TEAM Industrial Services, as the company upgraded their campus security, expanded and remodeled their engineering offices and installed new signage. With over \$40 million invested in 2018 from new and existing businesses, it's clear that Alvin continues to be a desirable community for businesses to call home. Looking ahead to 2019, the City of Alvin is excited to announce more new businesses for people to enjoy. Property on Highway 6, east of Bypass 35, between UTMB Health-Primary, Specialty and Urgent Care and the Raceway gas station will be the new home for Chick-fil-A, Discount Tire and Blue Wave Car Wash. Further south, along FM 1462, Wendy's will construct a new restaurant on property located between McDonald's and Allstate Insurance. The City of Alvin takes great pride in being a business friendly community, and it shows in the coexisting successes of homegrown businesses and nationally recognized business entities. From prospective entrepreneurs to seasoned developers, the City of Alvin shows the same gratitude and accommodations. Over the course of 2018, there were 77 pre-development meetings. These meetings are held to answer any questions that the developer may have about a potential project prior to any construction.

Brazoria County Day 2019

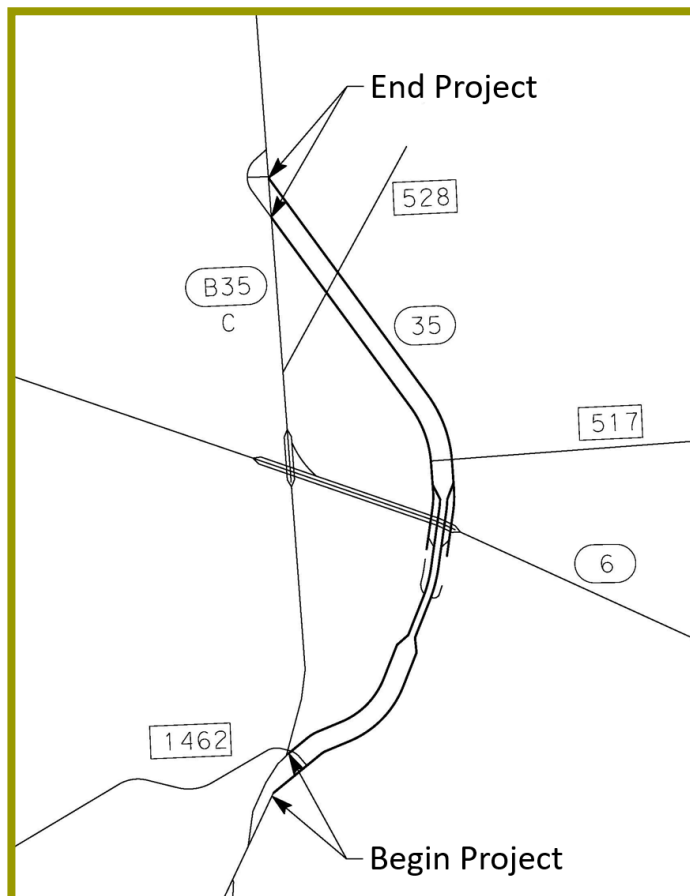
Several hundred Brazoria County residents headed to Austin in early March for the bi-annual Brazoria County Day event. During the 86th legislature session, many initiatives that are important to Brazoria County and Alvin were shared. Several specific state agency meetings were attended by representatives from Alvin. Mayor Paul Horn, City Council members Glenn Starkey, Scott Reed, Joel Castro and City Manager Junru Roland covered the Texas Department of Transportation, The Commission on the Arts, the Office of the Governor Economic Development, Texas Parks and Wildlife and the Texas Workforce Commission.



Also attending the 2019 Brazoria County Day were representatives from Alvin Community College and the Alvin-Manvel Area Chamber of Commerce.

Bypass Improvements

The Texas Department of Transportation (TxDOT) will begin improvements to Bypass 35 on the evening of Tuesday, March 12th. TxDOT will be diamond grinding all concrete surfaces of the driving lanes and intersections approximately 1/2", while also doing point repairs on the shoulders as needed. TxDOT will then be doing asphalt milling and resurfacing on the entire roadway with 1.5" asphalt. The project begins at the south end of the Bypass near the YMCA, and will continue along the Bypass to the north side of town near where Bypass 35 and Business 35 meet. Once the north-bound lanes are completed, TxDOT will begin the same improvements to the southbound lanes. The entire project is expected to take 145 days. In order to minimize traffic congestion, the majority of the work will be done from 7:00 p.m. until 6:00 a.m. Sunday through Thursday, and will be consolidated to one lane at a time. Please plan accordingly and be considerate of fellow motorists and construction crews.



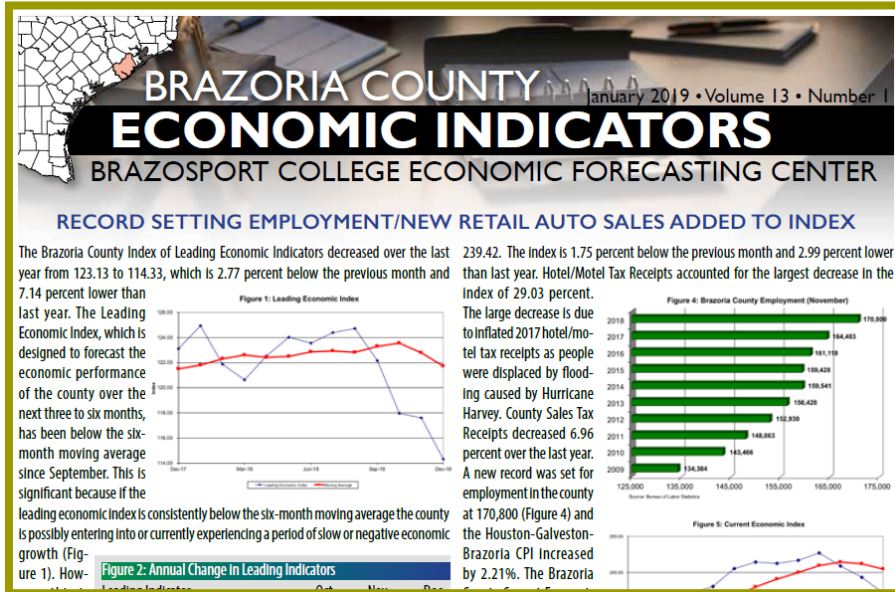
Bypass 35 Improvement Map.
Map provided courtesy of TxDOT

Brazoria County Day

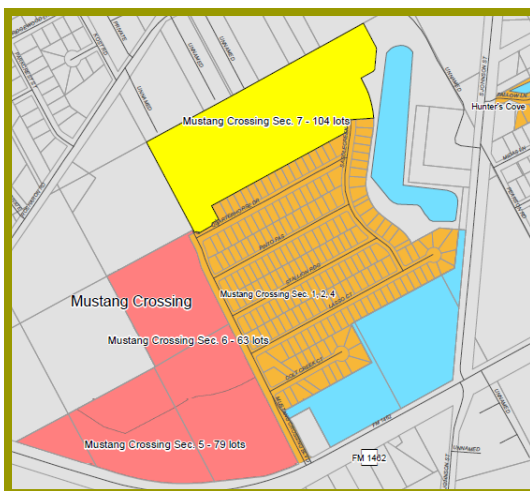


Alvin had a large delegation of representatives in Austin for Brazoria County Day in early March during state agency visits.

City of Alvin Economic Resources

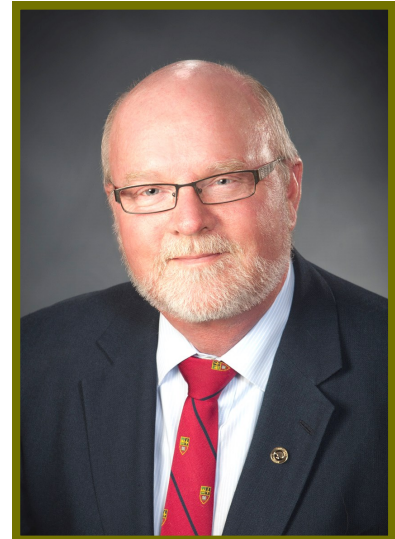


The City of Alvin releases quarterly economic indicators under the "Economic Development" portion of the city's website, located at <http://www.alvin-tx.gov/page/ecodev.homepage>. The economic indicators are provided thanks in part to the Economic Development Alliance of Brazoria County. The information is produced by Dr. Donald Payne with the Brazosport College Economic Forecasting Center.



A rendering of the Mustang Crossing subdivision, located on FM 1462. The subdivision is divided into sections that are completed, new development and planned development.

The City of Alvin has a great resource for citizens and developers that are interested in the increasing residential development. A city-wide map is available that shows expanding subdivisions, with detailed sub-maps for each subdivision, as pictured to the left. Each subdivision shows the total number of existing, planned and lots under construction. To access the document, please visit the Economic Development tab at www.alvin-tx.gov/ and click on the "Expanding Residential Developments" link.



Thinking about
Moving Your
Business?

Then Think Alvin!

Larry Buehler, Director
Economic Development
216 W. Sealy St.
Alvin, Texas 77511
lbuehler@cityofalvin.com
Office 281/388-4242

TxDOT Traffic Counts
W Hwy 6 @ Business 35
32,000

S Bypass 35 @ E Hwy 6
39,000

S Bypass 35 @ FM 1462
22,000

S Bypass 35 @ FM 528
27,000

S Gordon @ Hwy 6
15,000

FM 528 @ Bypass 35
21,000

Follow us at
#alvintx



Sign up to automatically receive this newsletter on our web
site www.alvin-tx.gov